



GVPOA 2025 Newsletter

Email: board@glenvista-colorado.org Phone: (719) 315-1520

GVPOA Website - glenvista-colorado.org

GVPOA Facebook - Official Glen Vista Property Owners Association

The GVPOA Board hopes everyone has had a wonderful holiday season and is looking forward to 2025!

Volunteer Board Members

- **President - Open, 1st Vice President - Yvonne Loop, 2nd Vice President - Open, Treasurer - Karyn Thorne, Secretary - Sue Marconi, director - Katherine Wickline, director - Heather Sanchez. 4 OPEN POSITIONS, please think about joining.**

Active Membership

- The board is actively looking for 4 new board members, plus volunteers. We have been working hard to create a positive, collaborative board experience. Please come join us! Anyone interested email board@glenvista-colorado.org.

How does the POA benefit our community?

- Road Maintenance, water rights (working on getting an explanation), protective covenants (we are working on this, please have patience), preserving property values, community road clean-up, and deterrent to criminal activity.

2025 Meeting Days

- **Saturday, January 25, 2025 at 10:00 am at the Deer Mountain Fire Station.**
- **Saturday, April 26, 2025 at 10 am at the Deer Mountain Fire Station.**
- **Saturday, July 26, 2025 at 10 am at the Deer Mountain Fire Station.**
- **Saturday, October 18, 2025 at 10 am at the Deer Mountain Fire Station.**

Wood Chipping 2025, Clean Up Day 2025

- **Wood Chipping and Clean Up Day 2025.** Specific dates and times will be announced on the GVPOA Website - glenvista-colorado.org. New fence with 2 gates to allow drive through, going across 93 Wendy Dr. to allow separation of drop off and actual chipping days. The new fence will allow for flexibility with drop off days (depending on volunteers) and **possibly** allow the ability to reinstate trash days.

2025 Dues

- **The 2025 dues is a one time payment of \$172.50 (which equates to \$14.38 per month) for 2025. You may pay \$162.50 if your check is received before March 1st.** If you write your check for \$162.50 and it is received on or after March 1st, you will see a \$10 add in for the next year's invoice. The dues is considered late if it is received on or after July 1st. **It must be received before July 1st.** There will be a \$25 late fee charge added to your invoice as well as 8% interest compounded monthly. Delinquencies will be addressed with 2 letters 30 days apart and if there is no resolution, cases will be sent to the lawyer for collection. All fees will be the responsibility of the property owner. Please be aware that at this time we are unable to afford to complete 100% of the roads each year. That is why the dues are going up each year as well as the increase in price of everything this past year.

Roads

- Roads will be expected to be improved upon from May to September in 2025. We have 1151 lots, all of which are subject to GVPOA covenants, but due to its establishment in 1974, filings 1-8 are not required to pay the dues to cover water rights and road maintenance if they have not chosen to annex their property into the POA. At this time we have about 290 properties not participating in paying POA dues or road assessments (The current POA

board is working to come to a final understanding of this situation) which would have resulted in about \$50,000 towards the POA expenses in 2024, thus increasing the likelihood of completing 100% of the roads every year. We have 53.8 miles/60.1 miles of roads to maintain. 6.3 miles of road are maintained by the county. 34.2% of the roads have been maintained in 2024. The focus has been recrowning, regrading and improvement of drainage. 12,090 tons of road base has been added to the roads. Thank you to those that help with snow plowing - please avoid putting a heavy blade on the road that causes the loss of the crowning as well as the loss of road base into the ditches.

Covenants

- You are owners of property in an area with covenants. Please take time to recognize your filing and look on the website (glenvista-colorado.org) to access your present covenants. It is time to familiarize yourself with your covenants as we move into a year of change. Please ensure you are following the covenants associated with your property. Thank you for being a responsible member of the community.

Governing documents/Altitude Law

- The board has hired a lawyer to bring us up to current CCIOA regulations that we as a POA are required to follow. The lawyer also supports covenant clarifications. In 2024, the lawyer has been contracted to get GVPOA up to date with our governing documents. New governing policies are in edit mode at this time. We hope to have them in place no longer than the end of January. When these are in place delinquency letters can go out. Two letters, 30 days apart and if there is no resolution at that time, the concern will be handed over to the lawyers and the property owner will be responsible for all costs to settle the matter.

Bookkeeping

- In 2023 we signed on with Sangre Solutions in Westcliffe. They are a professional bookkeeping organization and thus as the board changes through the years, our information will be safe and make the transitions run smoothly.

Home Sales

- We are collecting a \$25 status letter fee and \$25 transfer of information fee from each real estate transaction that comes through the Glen Vista Properties which is standard procedure for POA's.

Meeting Expectations

- We have adopted common governing body meeting guidelines that mirror the procedures like the Deer Mountain Fire Station board meetings and the County Commissioner meetings. Thus, we have a 3 minute public speaking rule and you must sign up before the meeting starts if you wish to provide input at the meeting. We have added a questions box to help with the efficiency of the meeting, which allows us to answer your question fully.

How to handle complaints -

- The GVPOA Board is not a law enforcement agency. If you have trespassers, please call the Sheriff Department at 719-276-5555. Trespassing is a crime, not a violation of covenants. Barking dogs are addressed through the Fremont County Animal Control Unit at Dispatch 719-276-5555, x 8. Lastly, property line disputes are handled by Fremont County Assessors.
- If you have complaints, please consider that you can participate in the solution by paying dues, having solutions to your concern, becoming a volunteer or a board member. You may be surprised about the amount of work that needs to be done. There is a lot of treasurer and related work being done, planning for roads, small claims court, minutes, newsletters, updating the website, the gravel pit report, answering emails, arranging and helping with wood chipping and much more. If you are interested in helping your Glen Vista community, please email or call the board and we will get back to you about your interest.